

COUNTY LOCAL LAWS

THE APPLICATION WILL RESULT IN SUBSTANTIAL HARDSHIP TO THE APPLICANT, THEN THE COMMISSION, IN LIEU OF A CERTIFICATE OF APPROPRIATENESS, MAY ISSUE A NOTICE TO PROCEED; OR,

(3) WHETHER THE PERMIT IS INAPPROPRIATE AND NEITHER A CERTIFICATE OF APPROPRIATENESS NOR A NOTICE TO PROCEED WILL BE ISSUED AND THE PERMIT DENIED.

(B) WITHIN A REASONABLE TIME AFTER REACHING ITS DECISION, THE COMMISSION SHALL ISSUE ITS INSTRUCTIONS TO THE DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS TOGETHER WITH THE APPLICABLE PLANS AND SPECIFICATIONS RELATING THERETO. ALL DENIALS OF PERMITS WILL BE ACCOMPANIED BY THE FINDINGS OF THE COMMISSION WITH A FULL JUSTIFICATION OF THE DENIAL.

SECTION 25-51.10. HISTORIC DISTRICT COMMISSION: DEPARTMENT OF PLANNING AND ZONING BOUND BY THE DETERMINATION OF THE COMMISSION. THE DEPARTMENT OF PLANNING AND ZONING, UPON RETURN TO THEM OF THE APPLICATION, PLANS AND SPECIFICATIONS RELATIVE THERETO SHALL BE BOUND BY THE DETERMINATION OF THE COMMISSION. IT SHALL APPROVE, IF IN ACCORDANCE WITH THE PROVISIONS OF OTHER APPLICABLE CODES OF HARFORD COUNTY, APPLICATIONS ACCEPTABLE TO THE COMMISSION AND SHALL DISAPPROVE THOSE APPLICATIONS WHICH THE COMMISSION HAS DENIED.

SECTION 25-51.11. PERMIT POSTPONED FOR STRUCTURES WITHIN HISTORIC DISTRICTS AND/OR ON THE PRELIMINARY OR FINAL LANDMARKS LISTS: THE COMMISSION MAY, IF IT DETERMINES ANY REQUEST FOR A PERMIT TO BE INAPPROPRIATE, NOTIFY, IN WRITING, THE DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS TO POSTPONE THE ISSUANCE OF ANY AUTHORITY TO PROCEED. IF THE DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS IS NOTIFIED TO POSTPONE THE AUTHORITY TO PROCEED, IT SHALL SO POSTPONE FOR A PERIOD NOT TO EXCEED TWO (2) MONTHS FROM THE DATE OF NOTIFICATION BY THE COMMISSION, OR UNTIL THE COMMISSION ISSUES A CERTIFICATE OF APPROPRIATENESS OR NOTICE TO PROCEED, WHICHEVER SHALL FIRST OCCUR. THE COMMISSION, WITHIN THE PERIOD OF POSTPONEMENT, SHALL MEET WITH THE APPLICANT FOR THE PERMIT AND SHALL CONSULT WITH HISTORIC AND CIVIC GROUPS, PUBLIC AGENCIES AND INTERESTED CITIZENS TO ASCERTAIN WHAT THE COUNTY MAY DO TO PRESERVE THE STRUCTURES.

SECTION 25-51.12. NOT APPLICABLE TO ORDINARY MAINTENANCE: NOTHING IN THIS ACT SHALL BE CONSTRUED TO PREVENT ANY ORDINARY MAINTENANCE OR REPAIR OF ANY STRUCTURE.

SECTION 25-51.13. APPEAL FROM THE DECISIONS OF THE COMMISSION: ANY PERSON OR LEGAL ENTITY AGGRIEVED BY ANY